076.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,400 / 660,400
					USE VALUE:	660,400 / 660,400
					ASSESSED:	660,400 / 660,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HU LILI			
Owner 2:	LI YAO			
Owner 3:				
Street 1:	39 COLUMBIA RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MC KENNA KELVIN JAMES -			
Owner 2:	-			
Street 1:	78 KENSINGTON PARK			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		
Postal:	02474			

NARRATIVE DESCRIPTION

This parcel contains 7,145 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7145.000	216,400		444,000	660,400
Total Card	0.164	216,400		444,000	660,400
Total Parcel	0.164	216,400		444,000	660,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.85 | /Parcel: 384.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48399
GIS Ref
GIS Ref
Insp Date 11/10/18

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,400	0	7,145.	444,000	660,400	660,400	Year End Roll	12/18/2019
2019	101	FV	214,200	0	7,145.	412,300	626,500	626,500	Year End Roll	1/3/2019
2018	101	FV	234,000	0	7,145.	412,300	646,300	646,300	Year End Roll	12/20/2017
2017	101	FV	234,000	0	7,145.	361,600	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	234,000	0	7,145.	329,900	563,900	563,900	Year End	1/4/2016
2015	101	FV	197,100	0	7,145.	291,800	488,900	488,900	Year End Roll	12/11/2014
2014	101	FV	197,100	0	7,145.	275,900	473,000	473,000	Year End Roll	12/16/2013
2013	101	FV	197,100	0	7,145.	262,600	459,700	459,700		12/13/2012

!6363!

PRINT

Date	Time
12/10/20	21:09:06

LAST REV

Date	Time
05/13/20	09:15:08
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KENNA KELVIN	70218-312		11/10/2017		610,000	No	No		
MCCARTHY CATHER	22876-519		2/1/1993		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	573	Solar Pa	8,866	C				
9/25/1995	555	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2020	Mail Update	JO	Jenny O
11/10/2018	Inspected	BS	Barbara S
9/10/2018	MEAS&NOTICE	BS	Barbara S
2/5/2018	SQ Returned	MM	Mary M
12/16/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7145		Sq. Ft.	Site		0	70.	0.89	12									444,043						444,000	

Total AC/HA: 0.16403 | Total SF/SM: 7145 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,043 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00889909
Adj $ / SQ:	129.391
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313640
Depreciation:	97228
Depreciated Total:	216412

COMMENTS

LLV=75%LEDGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

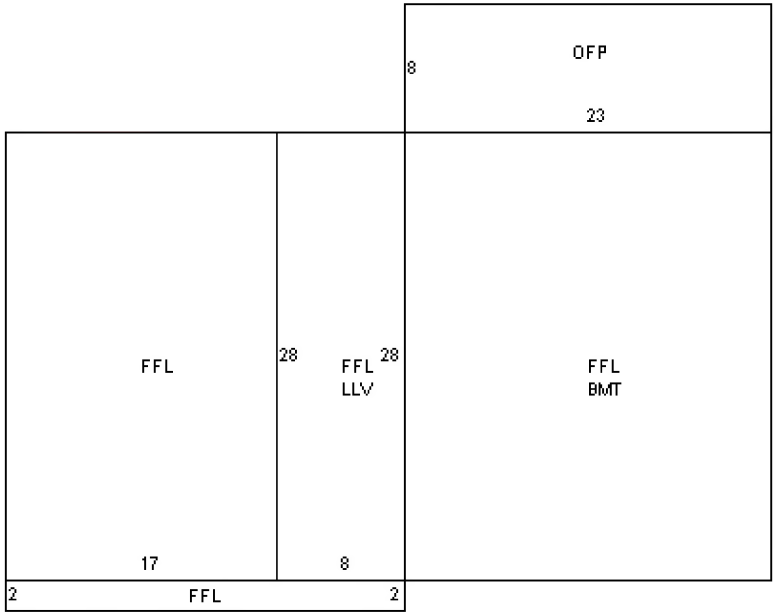
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.39
Special Features:	0	Val/Su Net:	88.47
Final Total:	216400	Val/Su SzAd	155.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	129.390	180,371
BMT	Basement	644	45.030	28,998
LLV	Lower Level	224	58.230	13,043
OFP	Open Porch	184	25.690	4,728

Net Sketched Area:	2,446	Total:	227,140
Size Ad	1394	Gross Are	2446	FinArea	1716
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	